

**Exhibit A**



# DIP Budget through week-ending August 2, 2024

(\$ in millions)

Week #	Wk 1	Wk 2	Wk 3	Wk 4	Wk 5	Wk 6	Wk 7	Wk 8	Wk 9	Wk 10	Wk 11	Wk 12	Wk 13
Week Ending	10-May	17-May	24-May	31-May	7-Jun	14-Jun	21-Jun	28-Jun	5-Jul	12-Jul	19-Jul	26-Jul	2-Aug
Status	Fcst	Fcst	Fcst	Fcst	Fcst	Fcst	Fcst	Fcst	Fcst	Fcst	Fcst	Fcst	Fcst
Hospital Receipts	\$ 67	\$ 67	\$ 70	\$ 70	\$ 65	\$ 65	\$ 67	\$ 67	\$ 67	\$ 67	\$ 68	\$ 67	\$ 67
One-Time Receipts	3	7	-	-	-	-	-	-	-	-	-	-	-
Supplemental Programs	5	7	-	9	11	-	-	11	-	0	-	-	-
SMG Receipts	11	11	11	11	11	11	11	11	11	11	11	11	11
Other Operating Receipts	10	9	7	5	7	17	0	4	0	17	11	11	0
<b>Total Receipts</b>	<b>\$ 97</b>	<b>\$ 102</b>	<b>\$ 87</b>	<b>\$ 95</b>	<b>\$ 95</b>	<b>\$ 94</b>	<b>\$ 78</b>	<b>\$ 93</b>	<b>\$ 78</b>	<b>\$ 96</b>	<b>\$ 89</b>	<b>\$ 89</b>	<b>\$ 78</b>
<b>Operating Disbursements</b>													
Payroll & Payroll Related	\$ (64)	\$ (46)	\$ (62)	\$ (47)	\$ (58)	\$ (47)	\$ (58)	\$ (49)	\$ (57)	\$ (31)	\$ (40)	\$ (22)	\$ (40)
Suppliers & Trade Vendors	(20)	(20)	(25)	(28)	(30)	(30)	(30)	(30)	(28)	(23)	(23)	(20)	(20)
Rent	-	(23)	-	-	(7)	(21)	-	-	-	(14)	-	-	-
Other Operating Disbursements	(11)	(13)	(5)	(13)	(14)	(5)	(8)	(16)	(6)	(10)	(7)	(14)	(10)
<b>Total Operating Disbursements</b>	<b>\$ (95)</b>	<b>\$ (102)</b>	<b>\$ (92)</b>	<b>\$ (88)</b>	<b>\$ (109)</b>	<b>\$ (103)</b>	<b>\$ (96)</b>	<b>\$ (95)</b>	<b>\$ (91)</b>	<b>\$ (78)</b>	<b>\$ (70)</b>	<b>\$ (56)</b>	<b>\$ (70)</b>
<b>Net Cash Flow From Operations</b>	<b>\$ 1</b>	<b>\$ (1)</b>	<b>\$ (4)</b>	<b>\$ 7</b>	<b>\$ (15)</b>	<b>\$ (9)</b>	<b>\$ (18)</b>	<b>\$ (2)</b>	<b>\$ (14)</b>	<b>\$ 17</b>	<b>\$ 19</b>	<b>\$ 33</b>	<b>\$ 8</b>
<b>Non-Operating Disbursements</b>													
Debt Service	-	-	-	-	(11)	-	-	-	(9)	-	-	-	(9)
Professional Fees	(10)	(3)	(4)	(3)	(8)	(5)	(3)	(3)	(4)	(4)	(3)	(3)	(4)
Utility Deposits	-	(4)	-	-	-	-	-	-	-	-	-	-	-
First Day Motions	(2)	(2)	(4)	(4)	(4)	(4)	(4)	(4)	(5)	(5)	(5)	(5)	(2)
U.S. Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	(5)	-
<b>Total Non-Operating Disbursements</b>	<b>\$ (12)</b>	<b>\$ (9)</b>	<b>\$ (8)</b>	<b>\$ (7)</b>	<b>\$ (23)</b>	<b>\$ (9)</b>	<b>\$ (6)</b>	<b>\$ (7)</b>	<b>\$ (18)</b>	<b>\$ (9)</b>	<b>\$ (7)</b>	<b>\$ (13)</b>	<b>\$ (15)</b>
<b>Net Cash Flow</b>	<b>\$ (11)</b>	<b>\$ (9)</b>	<b>\$ (12)</b>	<b>\$ 1</b>	<b>\$ (37)</b>	<b>\$ (18)</b>	<b>\$ (24)</b>	<b>\$ (8)</b>	<b>\$ (32)</b>	<b>\$ 9</b>	<b>\$ 12</b>	<b>\$ 21</b>	<b>\$ (7)</b>
<b>Beg. Cash Balance</b>	<b>\$ 13</b>	<b>\$ 42</b>	<b>\$ 32</b>	<b>\$ 40</b>	<b>\$ 56</b>	<b>\$ 18</b>	<b>\$ 51</b>	<b>\$ 26</b>	<b>\$ 18</b>	<b>\$ 233</b>	<b>\$ 241</b>	<b>\$ 253</b>	<b>\$ 274</b>
( + ) DIP Draw <sup>(a)</sup>	40	-	20	15	-	50	-	-	-	-	-	-	-
( + ) Net Cash Flows	(11)	(9)	(12)	1	(37)	(18)	(24)	(8)	(32)	9	12	21	(7)
( + ) Illustrative Transaction Proceeds	-	-	-	-	-	-	-	-	246	-	-	-	86
<b>End. Cash Balance</b>	<b>\$ 42</b>	<b>\$ 32</b>	<b>\$ 40</b>	<b>\$ 56</b>	<b>\$ 18</b>	<b>\$ 51</b>	<b>\$ 26</b>	<b>\$ 18</b>	<b>\$ 233</b>	<b>\$ 241</b>	<b>\$ 253</b>	<b>\$ 274</b>	<b>\$ 352</b>

## Memo:

Est. Total AR Outstanding	\$ 1,141	\$ 1,145	\$ 1,147	\$ 1,149	\$ 1,159	\$ 1,168	\$ 1,176	\$ 1,184	\$ 1,121	\$ 1,092	\$ 1,063	\$ 1,034	\$ 996
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## Notes:

a) Assumes \$75 million drawn in the interim period. Additional funding subject to Medical Properties Trust agreeing to commit to such funding and to the satisfaction of such conditions acceptable to Medical Properties Trust.